

January 2026



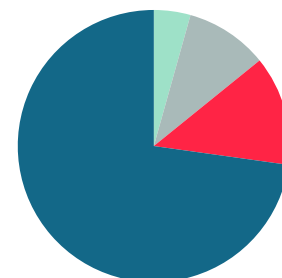
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 11, 2026 for MLS Technology Inc.

Compared Metrics	2025	January 2026	+/-%
Closed Listings	50	27	-46.00%
Pending Listings	50	61	22.00%
New Listings	104	136	30.77%
Average List Price	296,808	450,448	51.76%
Average Sale Price	285,841	430,152	50.49%
Average Percent of Selling Price to List Price	95.07%	95.86%	0.82%
Average Days on Market to Sale	75.88	78.67	3.67%
End of Month Inventory	361	452	25.21%
Months Supply of Inventory	5.69	7.33	28.93%



■ Closed (4.35%)
■ Pending (9.82%)
■ Other OffMarket (13.04%)
■ Active (72.79%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of January 31, 2026 = **452**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2026 rose **25.21%** to 452 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **7.33** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **50.49%** in January 2026 to \$430,152 versus the previous year at \$285,841.

Average Days on Market Lengthens

The average number of **78.67** days that homes spent on the market before selling increased by 2.79 days or **3.67%** in January 2026 compared to last year's same month at **75.88** DOM.

Sales Success for January 2026 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 136 New Listings in January 2026, up **30.77%** from last year at 104. Furthermore, there were 27 Closed Listings this month versus last year at 50, a **-46.00%** decrease.

Closed versus Listed trends yielded a **19.9%** ratio, down from previous year's, January 2025, at **48.1%**, a **58.71%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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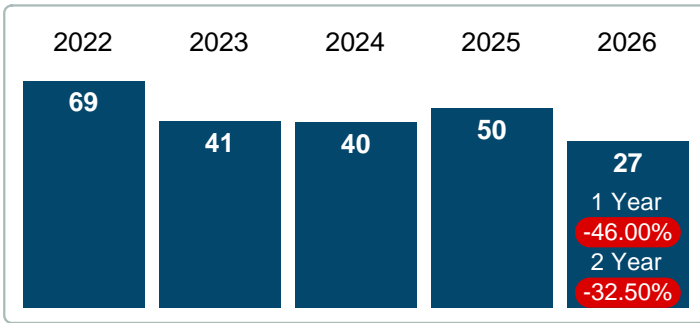
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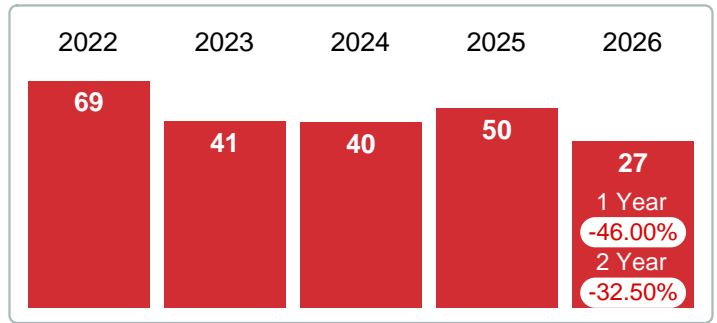
CLOSED LISTINGS

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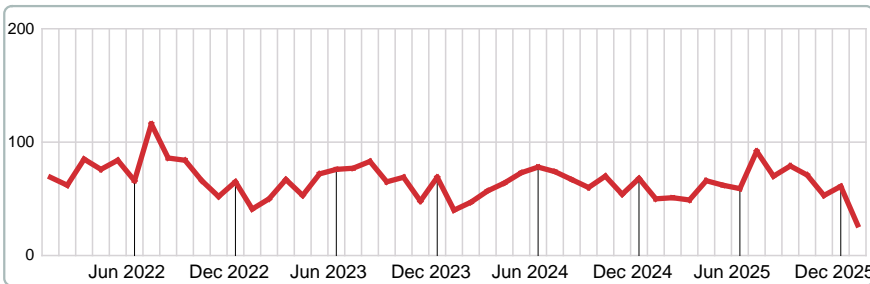
JANUARY



YEAR TO DATE (YTD)

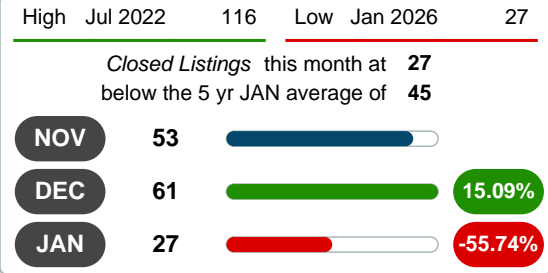


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 45



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	3	11.11%	74.7	1	2	0	0
\$175,001 - \$225,000	2	7.41%	75.5	1	1	0	0
\$225,001 - \$275,000	4	14.81%	172.0	0	2	2	0
\$275,001 - \$375,000	7	25.93%	41.7	1	5	1	0
\$375,001 - \$450,000	4	14.81%	35.3	1	1	1	1
\$450,001 - \$650,000	5	18.52%	88.6	0	3	1	1
\$650,001 and up	2	7.41%	92.5	0	0	1	1
Total Closed Units	27			4	14	6	3
Total Closed Volume	11,614,100	100%	78.7	1.08M	4.76M	4.20M	1.58M
Average Closed Price	\$430,152			\$269,750	\$340,221	\$699,500	\$525,000

January 2026



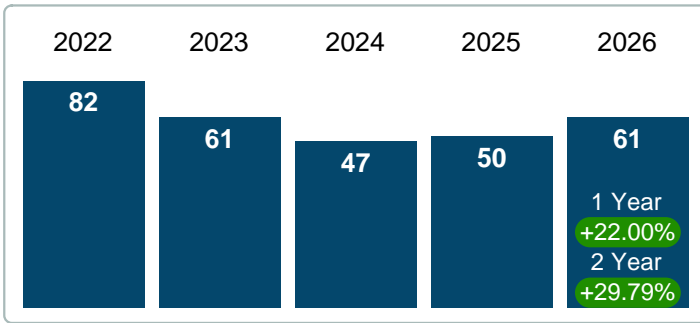
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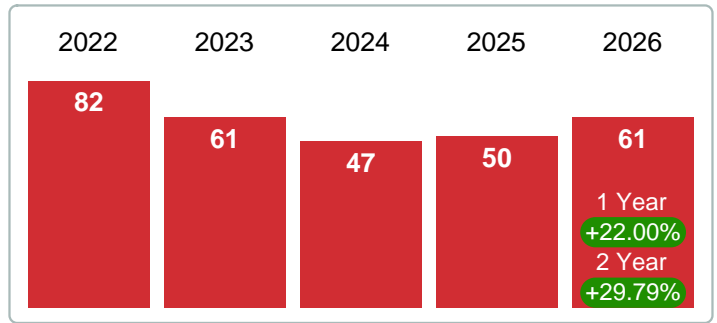
PENDING LISTINGS

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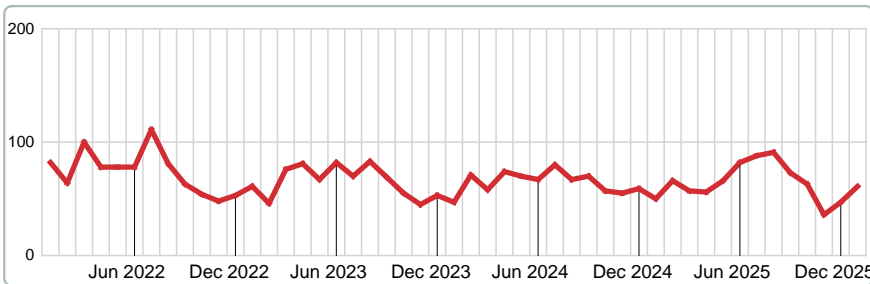
JANUARY



YEAR TO DATE (YTD)

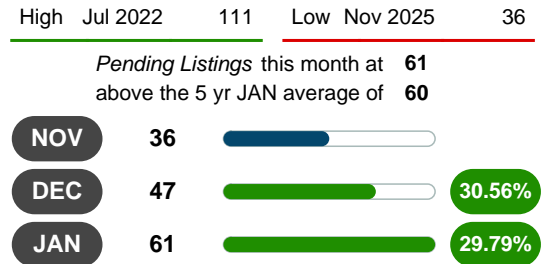


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 60



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	9.84%	91.5	1	4	1	0
\$125,001 - \$150,000	4	6.56%	38.5	0	4	0	0
\$150,001 - \$200,000	11	18.03%	56.5	3	5	2	1
\$200,001 - \$275,000	16	26.23%	71.3	1	10	5	0
\$275,001 - \$350,000	10	16.39%	98.6	2	3	4	1
\$350,001 - \$500,000	7	11.48%	73.0	1	1	4	1
\$500,001 and up	7	11.48%	96.9	0	4	2	1
Total Pending Units	61			8	31	18	4
Total Pending Volume	17,729,486	100%	76.1	1.78M	8.59M	5.70M	1.66M
Average Listing Price	\$290,647			\$222,125	\$277,140	\$316,514	\$415,975

January 2026



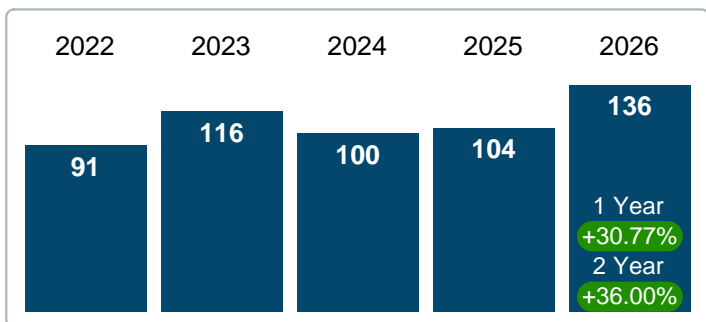
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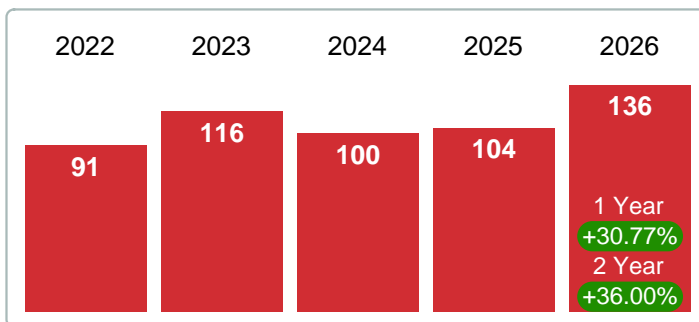
NEW LISTINGS

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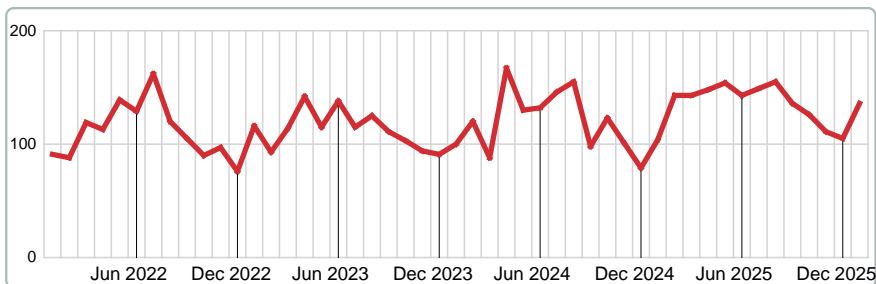
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 109

High Apr 2024 167 Low Dec 2022 76

New Listings this month at 136
above the 5 yr JAN average of 109



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	17	12.50%	8	8	1	0
\$125,001 - \$150,000	8	5.88%	2	5	1	0
\$150,001 - \$175,000	18	13.24%	3	13	2	0
\$175,001 - \$275,000	42	30.88%	2	32	7	1
\$275,001 - \$350,000	19	13.97%	4	5	8	2
\$350,001 - \$550,000	18	13.24%	3	6	8	1
\$550,001 and up	14	10.29%	1	5	4	4
Total New Listed Units	136		23	74	31	8
Total New Listed Volume	45,412,237	100%	5.73M	19.26M	12.24M	8.19M
Average New Listed Listing Price	\$333,914		\$249,043	\$260,228	\$394,689	\$1,024,000

January 2026



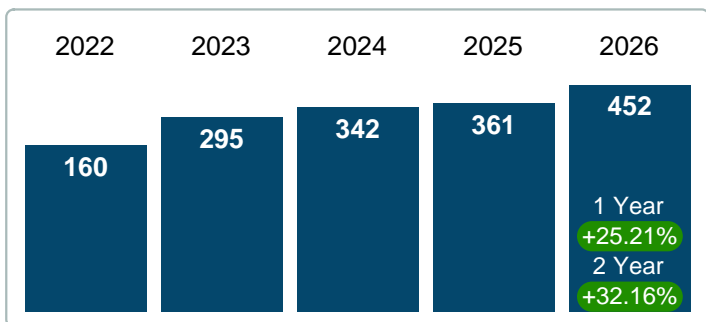
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



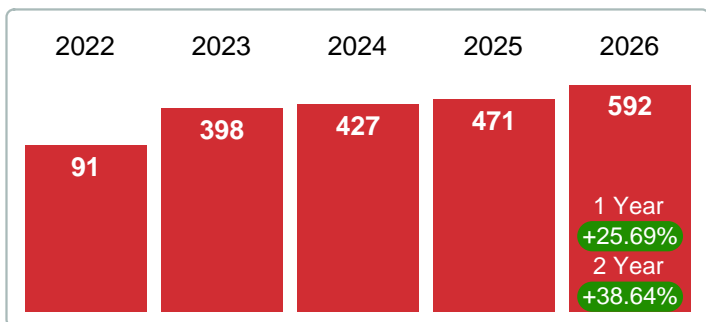
ACTIVE INVENTORY

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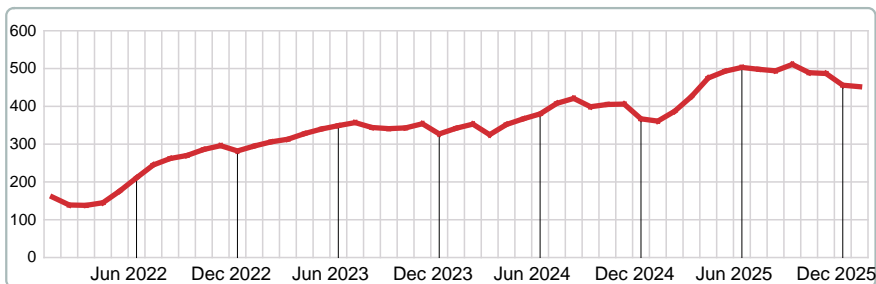
END OF JANUARY



ACTIVE DURING JANUARY

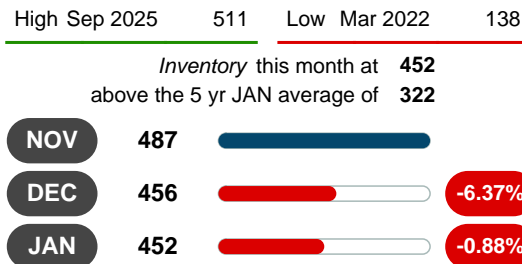


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 322



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	39	8.63%	98.9	21	16	2	0
\$125,001 - \$175,000	53	11.73%	84.5	12	33	6	2
\$175,001 - \$225,000	77	17.04%	89.4	10	52	13	2
\$225,001 - \$325,000	114	25.22%	89.3	8	76	20	10
\$325,001 - \$400,000	60	13.27%	96.8	8	32	18	2
\$400,001 - \$650,000	63	13.94%	114.1	6	26	28	3
\$650,001 and up	46	10.18%	97.0	2	20	16	8
Total Active Inventory by Units	452			67	255	103	27
Total Active Inventory by Volume	172,765,509	100%	94.8	16.58M	86.46M	47.32M	22.41M
Average Active Inventory Listing Price	\$382,225			\$247,518	\$339,062	\$459,370	\$829,848

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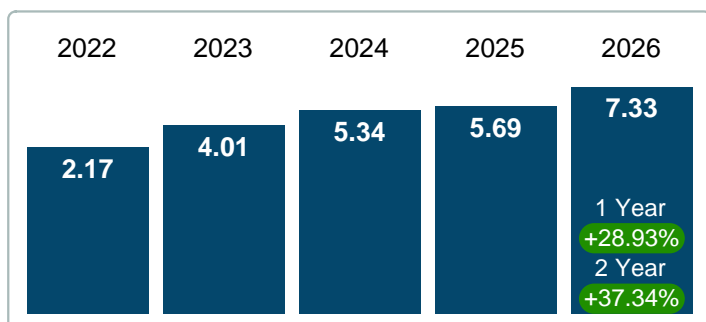
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



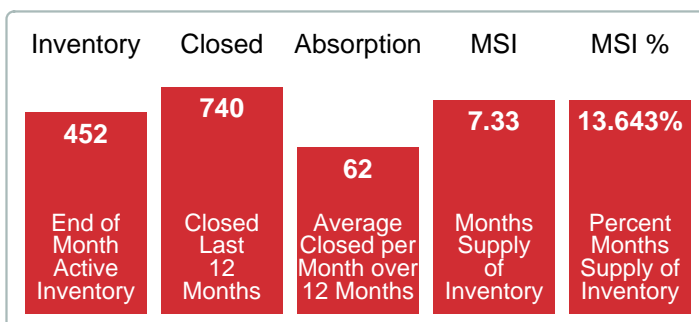
MONTHS SUPPLY of INVENTORY (MSI)

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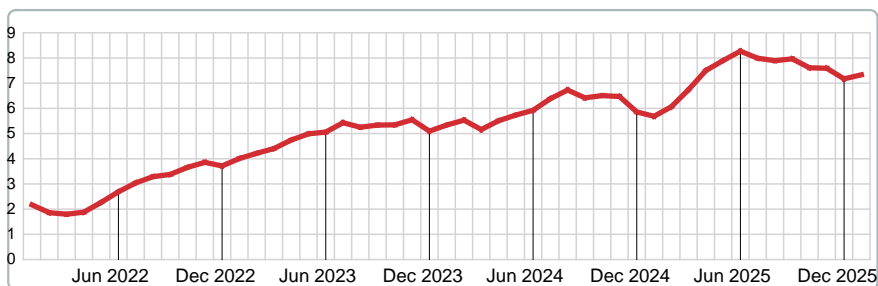
MSI FOR JANUARY



INDICATORS FOR JANUARY 2026



5 YEAR MARKET ACTIVITY TRENDS

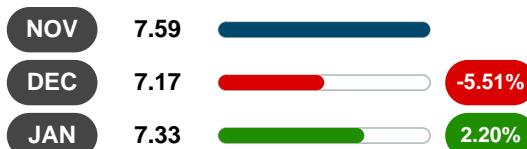


3 MONTHS

5 year JAN AVG = 4.91

High Jun 2025 8.27 Low Mar 2022 1.80

Months Supply this month at **7.33**
above the 5 yr JAN average of **4.91**



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	39	8.63%	4.88	6.00	4.09	4.00	0.00
\$125,001 - \$175,000	53	11.73%	5.73	4.11	6.49	5.54	12.00
\$175,001 - \$225,000	77	17.04%	6.24	10.00	5.78	6.00	12.00
\$225,001 - \$325,000	114	25.22%	6.61	9.60	6.16	5.22	40.00
\$325,001 - \$400,000	60	13.27%	9.11	19.20	8.35	8.00	24.00
\$400,001 - \$650,000	63	13.94%	9.95	14.40	9.45	12.92	3.00
\$650,001 and up	46	10.18%	24.00	6.00	80.00	14.77	32.00
Market Supply of Inventory (MSI)			7.33	7.12	6.86	7.87	13.50
Total Active Inventory by Units		100%	7.33	67	255	103	27

January 2026



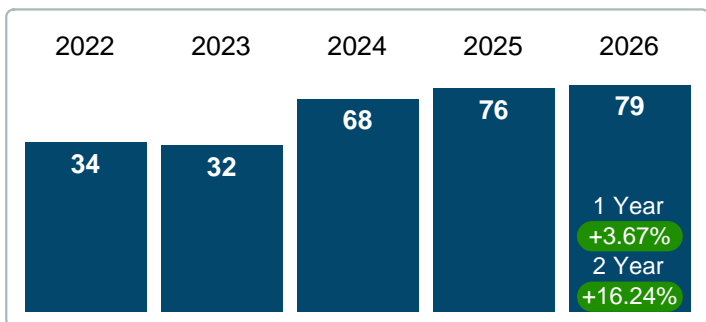
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



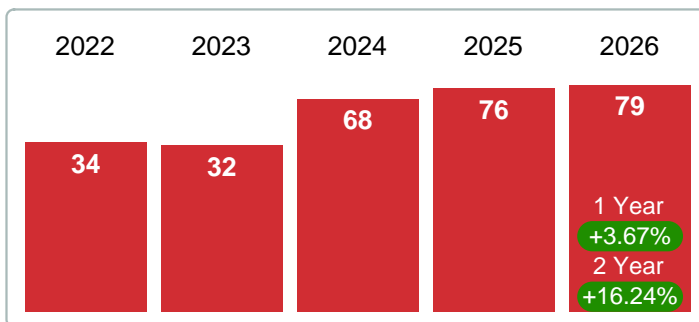
AVERAGE DAYS ON MARKET TO SALE

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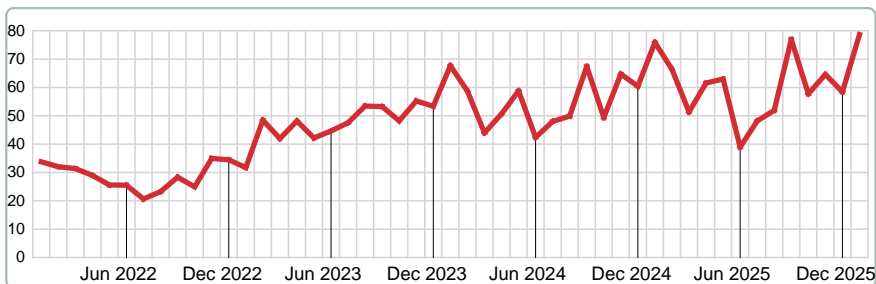
JANUARY



YEAR TO DATE (YTD)

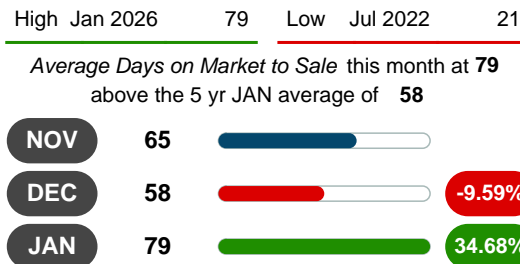


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 58



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	11.11%	75	78	73	0	0
\$175,001 - \$225,000	7.41%	76	18	133	0	0
\$225,001 - \$275,000	14.81%	172	0	190	154	0
\$275,001 - \$375,000	25.93%	42	1	41	85	0
\$375,001 - \$450,000	14.81%	35	42	78	20	1
\$450,001 - \$650,000	18.52%	89	0	54	121	160
\$650,001 and up	7.41%	93	0	0	16	169
Average Closed DOM		79	35	79	92	110
Total Closed Units	100%	79	4	14	6	3
Total Closed Volume		11,614,100	1.08M	4.76M	4.20M	1.58M

January 2026



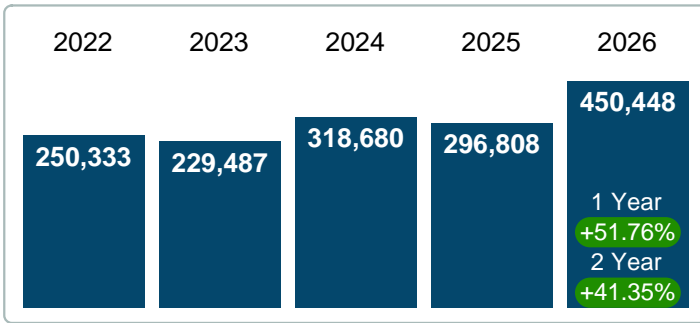
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



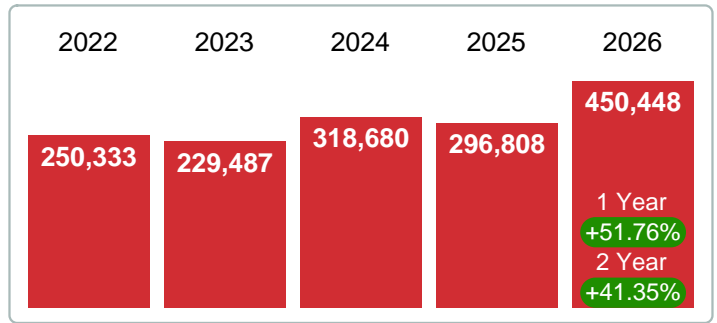
AVERAGE LIST PRICE AT CLOSING

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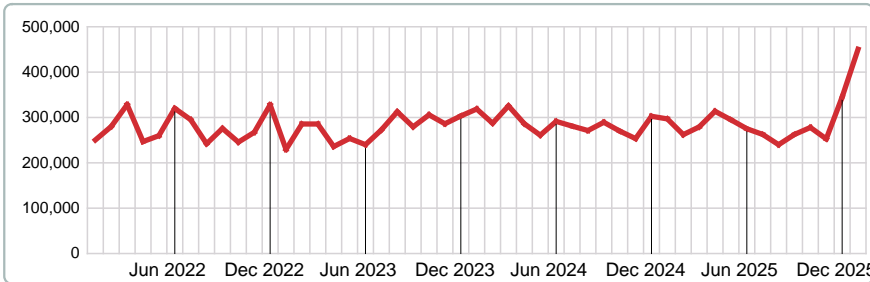
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

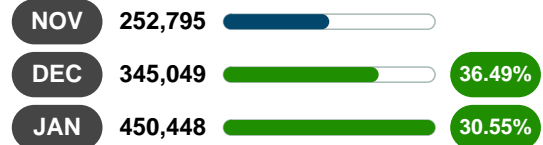


3 MONTHS

5 year JAN AVG = 309,151

High Jan 2026 450,448 Low Jan 2023 229,487

Average List Price at Closing this month at **450,448**
above the 5 yr JAN average of **309,151**



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	7.41%	164,750	154,500	183,500	0	0
\$175,001 - \$225,000	11.11%	203,333	199,000	219,000	0	0
\$225,001 - \$275,000	7.41%	257,000	0	302,450	262,000	0
\$275,001 - \$375,000	33.33%	320,467	369,000	306,080	369,900	0
\$375,001 - \$450,000	14.81%	418,475	399,000	430,000	425,000	419,900
\$450,001 - \$650,000	14.81%	558,375	0	632,333	559,000	475,500
\$650,001 and up	11.11%	1,305,667	0	0	02,500,000	719,000
Average List Price		450,448	280,375	360,593	729,650	538,133
Total Closed Units	100%	450,448	4	14	6	3
Total Closed Volume		12,162,100	1.12M	5.05M	4.38M	1.61M

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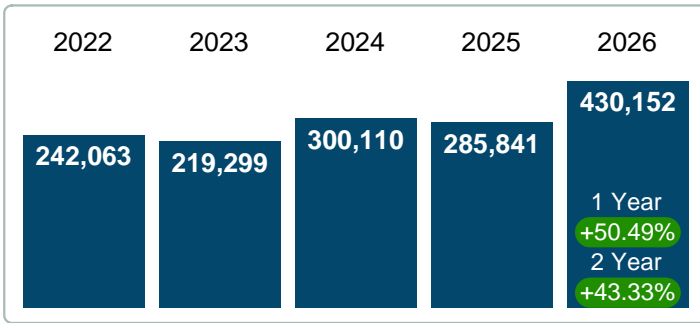
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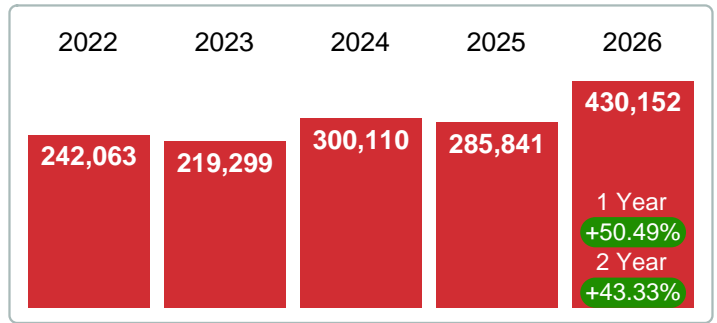
AVERAGE SOLD PRICE AT CLOSING

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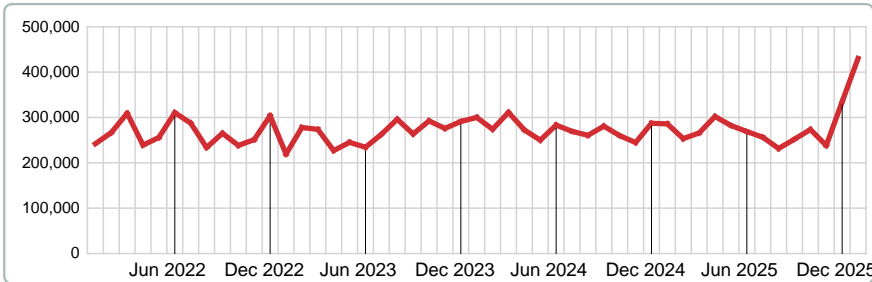
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

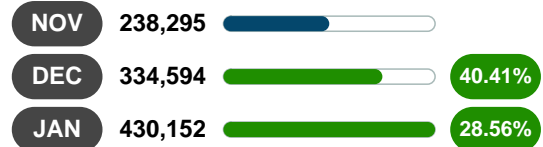


3 MONTHS

5 year JAN AVG = 295,493

High Jan 2026 430,152 Low Jan 2023 219,299

Average Sold Price at Closing this month at 430,152 above the 5 yr JAN average of 295,493



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less 3	11.11%	163,667	148,000	171,500	0	0
\$175,001 - \$225,000 2	7.41%	209,500	194,000	225,000	0	0
\$225,001 - \$275,000 4	14.81%	253,775	0	255,550	252,000	0
\$275,001 - \$375,000 7	25.93%	315,143	338,000	299,800	369,000	0
\$375,001 - \$450,000 4	14.81%	412,250	399,000	415,000	415,000	420,000
\$450,001 - \$650,000 5	18.52%	557,800	0	590,000	559,000	460,000
\$650,001 and up 2	7.41%	1,522,500	0	0	2,350,000	695,000
Average Sold Price		430,152	269,750	340,221	699,500	525,000
Total Closed Units		27	4	14	6	3
Total Closed Volume		11,614,100	1.08M	4.76M	4.20M	1.58M

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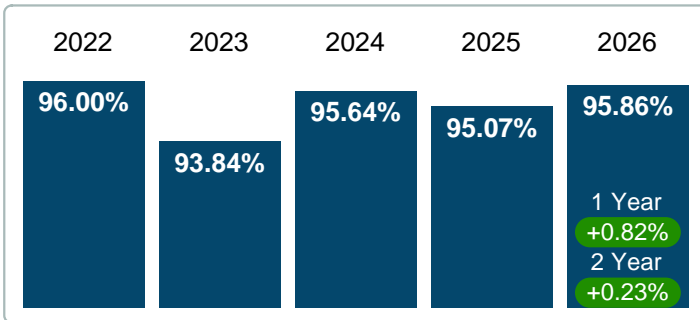
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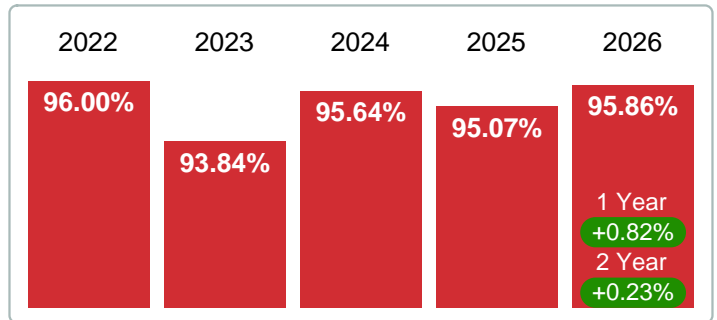
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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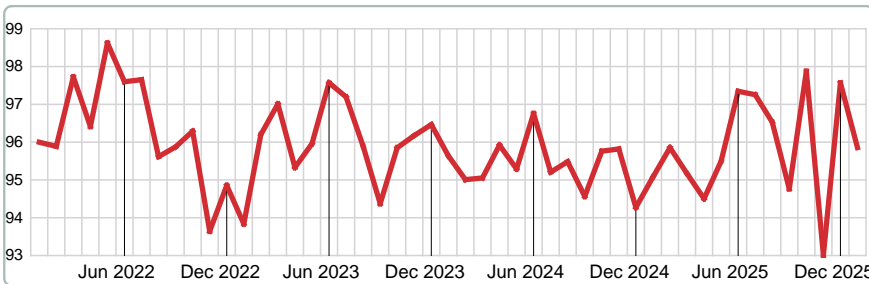
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

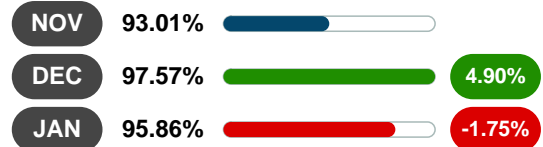


3 MONTHS

5 year JAN AVG = 95.28%

High May 2022 98.62% Low Nov 2025 93.01%

Average Sold/List Ratio this month at **95.86%**
above the 5 yr JAN average of **95.28%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	3	11.11%	94.43%	95.79%	93.75%	0.00%	0.00%
\$175,001 - \$225,000	2	7.41%	100.11%	97.49%	102.74%	0.00%	0.00%
\$225,001 - \$275,000	4	14.81%	90.61%	0.00%	84.72%	96.49%	0.00%
\$275,001 - \$375,000	7	25.93%	97.24%	91.60%	97.87%	99.76%	0.00%
\$375,001 - \$450,000	4	14.81%	98.55%	100.00%	96.51%	97.65%	100.02%
\$450,001 - \$650,000	5	18.52%	95.32%	0.00%	93.29%	100.00%	96.74%
\$650,001 and up	2	7.41%	95.33%	0.00%	0.00%	94.00%	96.66%
Average Sold/List Ratio		95.90%		96.22%	94.67%	97.40%	97.81%
Total Closed Units		27	100%	4	14	6	3
Total Closed Volume		11,614,100		1.08M	4.76M	4.20M	1.58M

January 2026



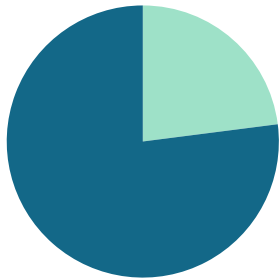
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

Report produced on Feb 11, 2026 for MLS Technology Inc.

INVENTORY

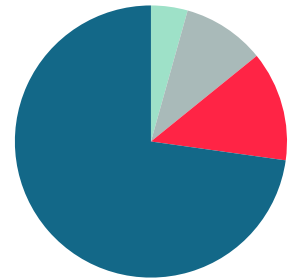


Inventory
 New Listings
136 = 22.97%
 Start Inventory
456
 Total Inventory Units
592
 Volume
\$236,842,493

Market Activity

Closed Sales
27 = 4.35%
 Pending Sales
61 = 9.82%
 Other Off Market
81 = 13.04%
 Active Inventory
452 = 72.79%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2025	2026	+/-%	2025	2026	+/-%
Closed Sales	50	27	-46.00%	50	27	-46.00%
Pending Sales	50	61	22.00%	50	61	22.00%
New Listings	104	136	30.77%	104	136	30.77%
Average List Price	296,808	450,448	51.76%	296,808	450,448	51.76%
Average Sale Price	285,841	430,152	50.49%	285,841	430,152	50.49%
Average Percent of Selling Price to List Price	95.07%	95.86%	0.82%	95.07%	95.86%	0.82%
Average Days on Market to Sale	75.88	78.67	3.67%	75.88	78.67	3.67%
Monthly Inventory	361	452	25.21%	361	452	25.21%
Months Supply of Inventory	5.69	7.33	28.93%	5.69	7.33	28.93%

Absorption: Last 12 months, an Average of **62** Sales/Month

Inventory on January 31, 2026 = **452**

2025 **2026**

JANUARY MARKET

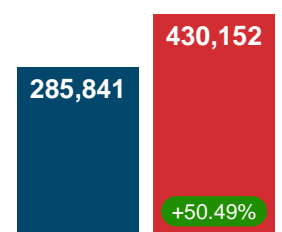
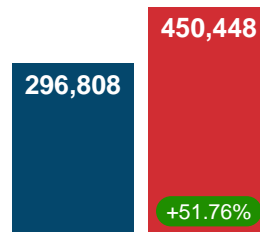
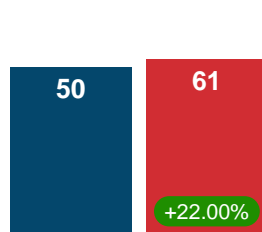
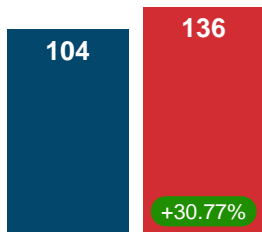
AVERAGE PRICES

New Listings

Pending Listings

List Price

Sale Price



INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

Active Inventory

Monthly Supply of Inventory

Sale/List Ratio

Days on Market

